



BURR RIDGE ZONING ORDINANCE

SECTION IV.C OFFICE DISTRICTS

C. O-1 SMALL SCALE OFFICE DISTRICT

The O-1 Small Scale Office District is intended to provide low density office uses in areas that are near to or may influence single-family residential areas. This district is designed to attract the user who desires spacious surroundings, lands endowed with unique natural features or residential settings, as opposed to more intensely developed business centers.

1. Permitted Uses:

- a. Office, professional and business, but excluding medical and dental clinics
- b. Parks and forest preserves
- c. Museums, libraries or performing art centers (under 400 seats)

2. Special Uses:

- a. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services)
- b. Churches, temples and synagogues
- c. Dwelling units accessory to an office use
- d. Private recreational clubs
- e. Financial institutions (no drive-thru facilities)
- f. Schools; private or public
- g. Restaurants; table service only (no drive-thru facilities)
- h. Planned unit developments

3. Lot Size Requirements:

		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
a.	<u>Permitted Uses</u>		
	(1) 1 to 1-1/2 story buildings	30,000 sq.ft.	125 ft.
	(2) 2 story buildings	37,500 sq.ft.	150 ft.
	(3) 2-1/2 story buildings	45,000 sq.ft.	175 ft.



b. <u>Special Uses</u>		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
(1)	Medical or dental clinics	60,000 sq.ft	200 ft.
(2)	Churches, temples and synagogues	2 acres	200 ft.
(3)	Private recreational clubs	40,000 sq.ft	200 ft.
(4)	Financial institutions	10,000 sq.ft	125 ft.
(5)	Schools; public or private	10 acres	500 ft.
(6)	Table service restaurants	1 acre	150 ft.
(7)	Planned unit developments	5 acres	300 ft.

4. Yard Requirements:

Minimum yard requirements are established for all uses in the O-1 District as set forth below, except as otherwise specifically approved for a planned unit development. In addition, for any building or structure which exceeds a building height of one and one-half stories, an additional setback shall be required as set forth below.

	<u>Minimum Setback</u>	<u>Additional Setback</u>
a. Front Yard	50 feet	Plus 10 feet
b. Corner Side Yard	50 feet	Plus 10 feet
c. Interior Side Yard	25 feet	Plus 5 feet
d. Rear Yard	40 feet	Plus 10 feet

5. Building Height:

The maximum building height shall be two and one-half stories or 30 feet (including rooftop equipment), whichever is lower.

6. Floor Area Ratio:

The maximum floor area ratio shall be 0.25, except as otherwise approved by the Board of Trustees for planned unit developments.

7. Land Coverage:

The maximum impervious surface coverage on any individual zoning lot in the O-1 District shall be no greater than 66 percent of the total lot area. All other areas on any zoning lot in the O-1 District shall be landscaped and maintained as open space.